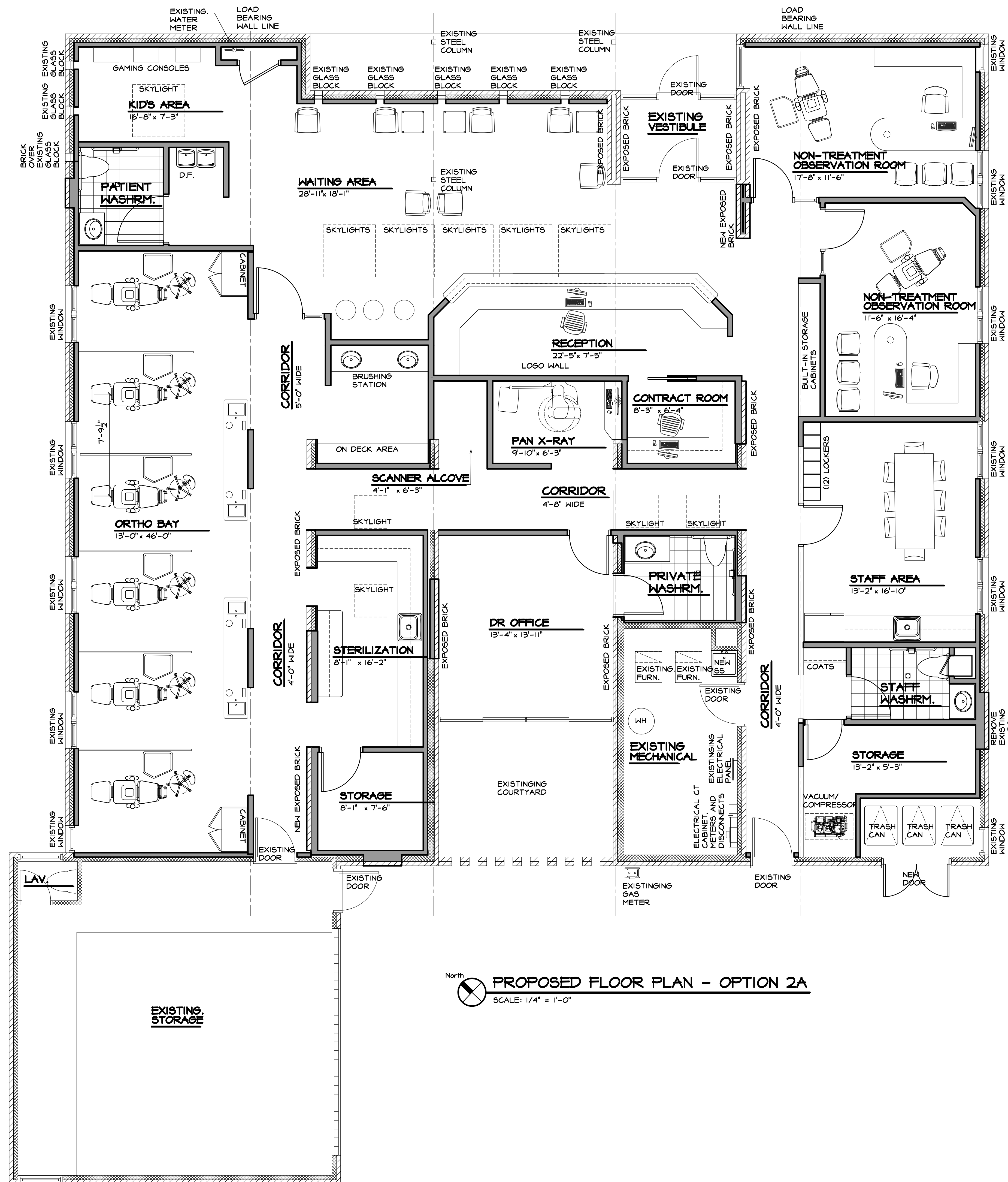


**PLANNING COMMISSION  
AGENDA  
Monday, February 28, 2022  
Regular Meeting - Huntington Woods City Hall  
26815 Scotia  
7:00 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: **January 24, 2022**
5. Matter of Site Plan review for a new dental office by Gross Huntington Woods Real Estate at 26125 Woodward.
6. Matter of Election of Officer - Secretary
7. Matter of Master Plan update discussion
8. Public Participation

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed under "Public Participation. Plans/Documents may be viewed on the city website [hwmi.org](http://hwmi.org) one week prior to the Meeting or available at City Hall. Comments or questions contact Hank Berry at 248-581-2637 or email [hberry@hwmi.org](mailto:hberry@hwmi.org).



North  
**PROPOSED FLOOR PLAN - OPTION 2A**  
SCALE: 1/4" = 1'-0"

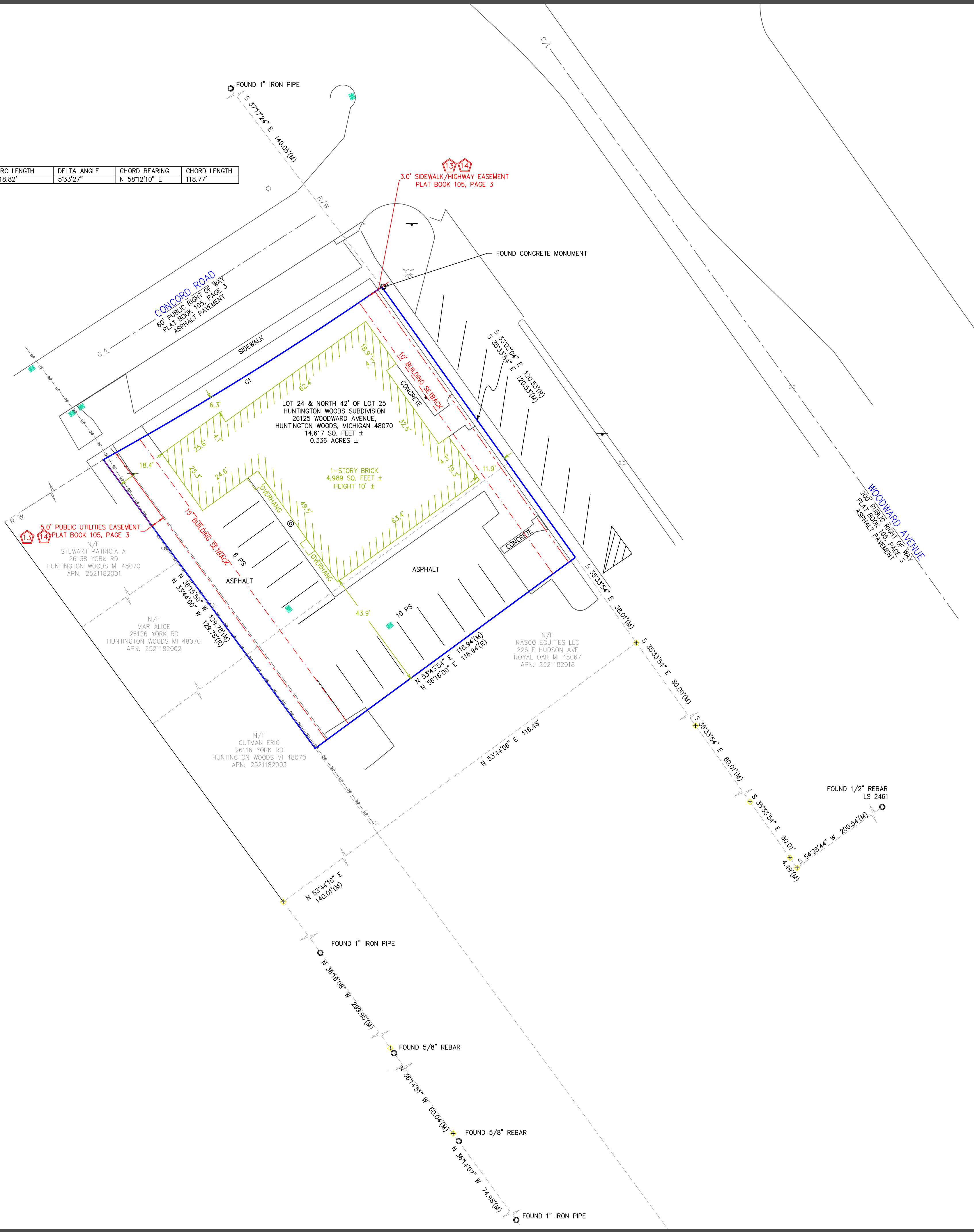
**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: MTAMI-163031, WITH AN EFFECTIVE DATE OF APRIL 7, 2021.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF HUNTINGTON WOODS, COUNTY OF OAKLAND, STATE OF MICHIGAN.  
 LOT 24 AND THE NORTH 44 FEET OF LOT 25, ASSESSORS PLAT NO. 3 SUBDIVISION, AS RECORDED IN LIBER 105, PAGE 3 OF PLATS, OAKLAND COUNTY RECORDS.  
 NOTE FOR INFORMATION: BEING PARCEL NO. 32-25-21-182-017, OF THE CITY OF HUNTINGTON WOODS, COUNTY OF OAKLAND

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M/R)	1225.00'	118.82'	5°33'27"	N 58°12'10" E	118.77'



**ZONING DATA**

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	TD	ACCORDING TO SECTION 40-10.06 - PARKING AND CIRCULATION, FOR "OFFICES FOR BUSINESS OR PROFESSIONAL USE, DOCTORS, LAWYERS, REAL ESTATE OFFICES, BANKS, AND SIMILAR USES, ONE (1) PARKING SPACE IS REQUIRED FOR EACH 200 SQUARE FEET OF FLOOR AREA.
MINIMUM LOT AREA (SQ.FT.)	NONE	
MAX BUILDING COVERAGE	NONE	
MAX BUILDING HEIGHT	40'	
BUILDING SETBACKS		
FRONT	10'	AS SUCH, 25 PARKING SPACES ARE REQUIRED AT THE PROPERTY
SIDE	0'	
REAR	15'	
NOTES:		CONTACT: AEI CONSULTANTS
TD: TRANSITIONAL DISTRICT		REPORT DATE: 5/12/2021
		REPORT #: 438520

**NOTES CORRESPONDING TO SCHEDULE B**

- 13 - EASEMENTS CONTAINED IN WARRANTY DEED FROM HARRY M. MOSS AND RUTH E. MOSS, HIS WIFE TO WILLIAM N. EVANS, ALSO KNOWN AS WILLIAM NOLE EVANS AND DELPHINE L. EVANS, HIS WIFE RECORDED ON APRIL 18, 1986 IN LIBER 9344 PAGE 384 (AFFECTS, PLOTTED AND SHOWN)
- 14 - ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON PLAT RECORDED IN PLAT BOOK 105 PAGE 3. (AFFECTS, PLOTTED AND SHOWN)

**LEGEND**

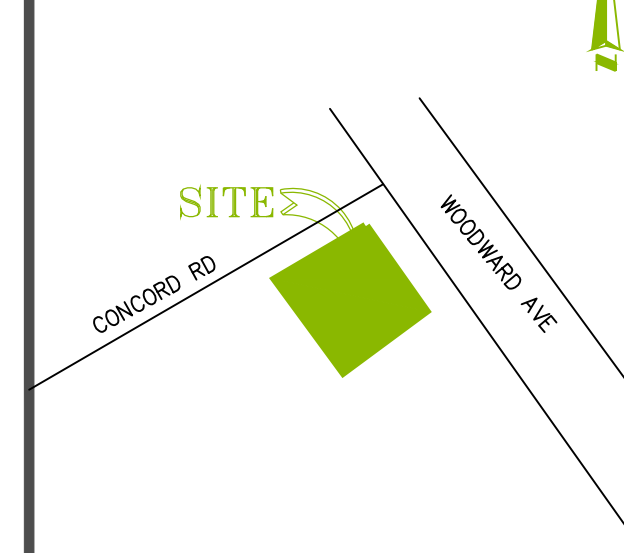
SQ.FT.	SQUARE FEET	CC	CONCRETE CURB
CONCRETE SURFACE		R/W	RIGHT OF WAY
NO PARKING AREA		C/L	CENTERLINE
HANDICAP PARKING SPACE		CR	CABLE RISER
PARKING SPACE(S)		DI	DRAINAGE INLET
TRANSFORMER		WV	WATER VALVE
COVERED AREA		EB	ELECTRIC BOX
ELECTRIC METER		MH	MANHOLE
TELEPHONE RISER		SMH	SANITARY MANHOLE
CLEAN OUT		UP	UTILITY POLE
CENTRAL ANGLE		GA	GUY ANCHOR
ARC LENGTH		HP	FIRE HYDRANT
RADIUS		SI	SIGN
CHORD BEARING		B	BOLLARD
CHORD LENGTH		OU	OVERHEAD UTILITY LINE
PROPERTY CORNER SET		F	FENCE
FOUND CORNER AS SHOWN		BM	BRICK WALL
COMPUTED POINT		AL	ADJOINER LINE
		PL	PROPERTY LINE
		EL	EASEMENT LINE
		BS	BUILDING SETBACK

**STATEMENT OF ENCROACHMENTS**

NONE OBSERVED

**VICINITY MAP**

NOT TO SCALE



**SHEET 1 OF 1**

**LAND AREA**

14,617± SQUARE FEET  
0.336± ACRES

**PARKING**

REGULAR= 16  
HANDICAP= 0  
TOTAL= 16

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 26125C0682F, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER MI STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S35°33'54"W PER GPS COORDINATE OBSERVATIONS  
 LATITUDE: N42°29'03.38"  
 LONGITUDE: W83°09'15.62"  
 CONVERGENCE ANGLE: 359°10'31"

**GENERAL NOTES**

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CONCORD ROAD AND WOODWARD AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER; ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CONCORD ROAD AND WOODWARD AVENUE, WHICH IS ABUTS THE NORTH CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.

**ALTA/NSPS LAND TITLE SURVEY**

AEI JOB # 438520  
 26125 WOODWARD AVENUE  
 HUNTINGTON WOODS, MICHIGAN  
 OAKLAND COUNTY

**SITE PICTURE**

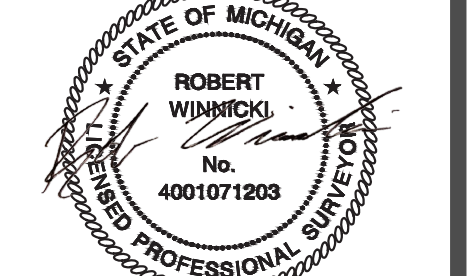


**COORDINATED BY:**  
 AEI CONSULTANTS  
 2500 CAMINO DIABLO  
 WALNUT CREEK, CA, 94597  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEYS@AEICONSULTANTS.COM

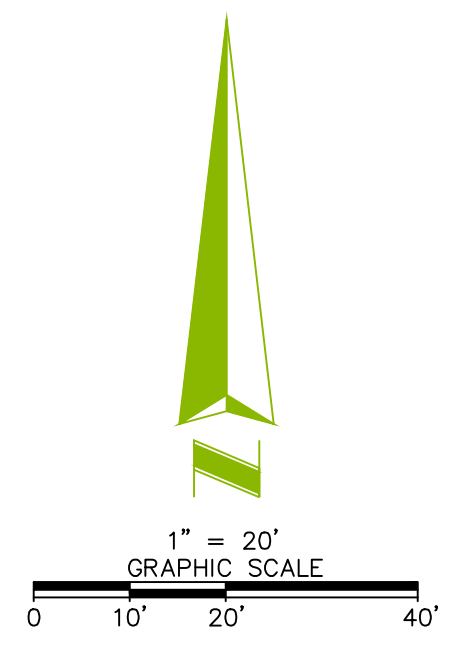
**SURVEYOR'S CERTIFICATE**

TO: GROSS HUNTINGTON WOODS REAL ESTATE LLC, PROVIDE, INC., DANIEL A GROSS DDS PLLC, AND MADISON TITLE AGENCY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(c), 7(d), 7(e), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/03/2021. DATE OF PLAT OR MAP: 05/05/2021.



ROBERT WINNICKI  
 LICENSED PROFESSIONAL SURVEYOR 4001071203  
 STATE OF MICHIGAN



DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
5-7-2021	CLIENT COMMENTS	JR	21-2788
			SCALE: 1" = 20'
			DRAWN BY: AM
			APPROVED BY: TS

SURVEYED BY:  
 BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703.  
 SURVEY@BLEWINC.COM